

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Denton

State: TX

PJ's Total HOME Allocation Received: \$7,978,323

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: <div>38</div>			
% of Funds Committed	<div>86.46</div> %	<div>88.74</div> %	<div>24</div>	<div>90.66</div> %	<div>22</div>	<div>21</div>	
% of Funds Disbursed	<div>79.46</div> %	<div>79.23</div> %	<div>21</div>	<div>81.06</div> %	<div>32</div>	<div>32</div>	
Leveraging Ratio for Rental Activities	<div>0.73</div>	<div>4.05</div>	<div>19</div>	<div>4.62</div>	<div>17</div>	<div>14</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>81.32</div> %	<div>1</div>	<div>81.27</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>85.12</div> %	<div>57.72</div> %	<div>7</div>	<div>68.23</div> %	<div>73</div>	<div>78</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>100.00</div> %	<div>70.09</div> %	<div>1</div>	<div>79.86</div> %	<div>100</div>	<div>100</div>	
% of 0-30% AMI Renters to All Renters***	<div>75.00</div> %	<div>36.23</div> %	<div>6</div>	<div>44.82</div> %	<div>84</div>	<div>90</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>100.00</div> %	<div>95.55</div> %	<div>1</div>	<div>94.65</div> %	<div>100</div>	<div>100</div>	
Overall Ranking:			In State:	<div>6</div> / <div>38</div>	Nationally:	<div>78</div> <div>80</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$47,500</div>	<div>\$14,049</div>		<div>\$25,419</div>	<div>8</div> Units	<div>2.80</div> %	
Homebuyer Unit	<div>\$13,454</div>	<div>\$9,433</div>		<div>\$14,530</div>	<div>205</div> Units	<div>73.00</div> %	
Homeowner-Rehab Unit	<div>\$46,232</div>	<div>\$30,082</div>		<div>\$20,251</div>	<div>61</div> Units	<div>21.70</div> %	
TBRA Unit	<div>\$42,380</div>	<div>\$3,562</div>		<div>\$3,156</div>	<div>7</div> Units	<div>2.50</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Denton TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$82,138	\$87,082	\$59,002
State:*	\$51,405	\$58,896	\$32,730
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.77

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	87.5	40.0	24.6	100.0
Black/African American:	12.5	7.8	49.2	0.0
Asian:	0.0	1.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.5	0.0	0.0

ETHNICITY:

Hispanic	0.0	50.7	26.2	0.0
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HOUSEHOLD SIZE:

1 Person:	25.0	14.6	27.9	100.0
2 Persons:	0.0	19.0	24.6	0.0
3 Persons:	75.0	20.5	11.5	0.0
4 Persons:	0.0	22.0	11.5	0.0
5 Persons:	0.0	14.1	13.1	0.0
6 Persons:	0.0	4.9	8.2	0.0
7 Persons:	0.0	2.4	3.3	0.0
8 or more Persons:	0.0	2.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.5	19.5	13.1	28.6
Elderly:	0.0	0.0	44.3	71.4
Related/Single Parent:	75.0	16.6	23.0	0.0
Related/Two Parent:	0.0	55.6	19.7	0.0
Other:	12.5	8.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.5	0.0 [#]
HOME TBRA:	12.5	
Other:	75.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Denton **State:** TX **Group Rank:** 78
State Rank: 6 / 38 PJs **Overall Rank:** 80
Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	85.12	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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